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# Rezone Request

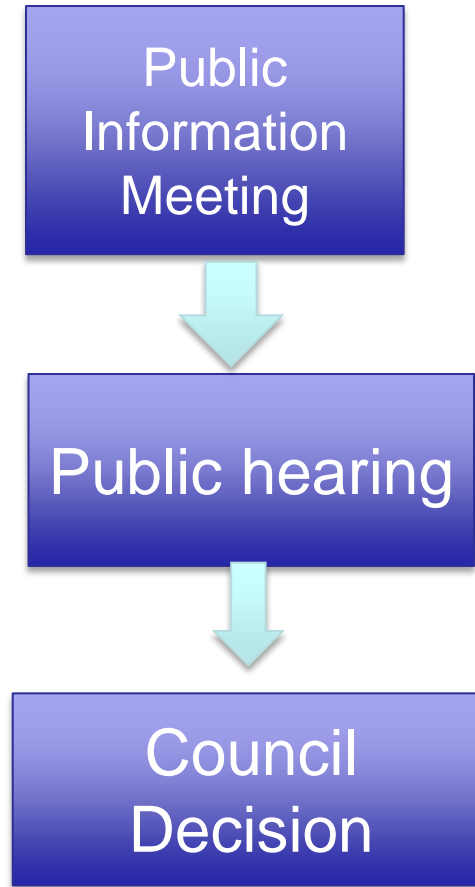
Public Hearing

March 28, 2016



# Yearly Amendment Process

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# Review Criteria— Comprehensive Plan

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- Is the issue already adequately addressed in Comprehensive Plan?
- Is the proposed change needed?
- Is this the best means to meet public need?
- Is there a net benefit to the community?



# Review Criteria--Rezone

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- Is the request consistent with the Comprehensive Plan?
- Is the request consistent with the zone?
- Do changed conditions merit the change in zoning?
- Is the rezone in the community interest?



# DECISION OPTIONS

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## **Actions following hearing:**

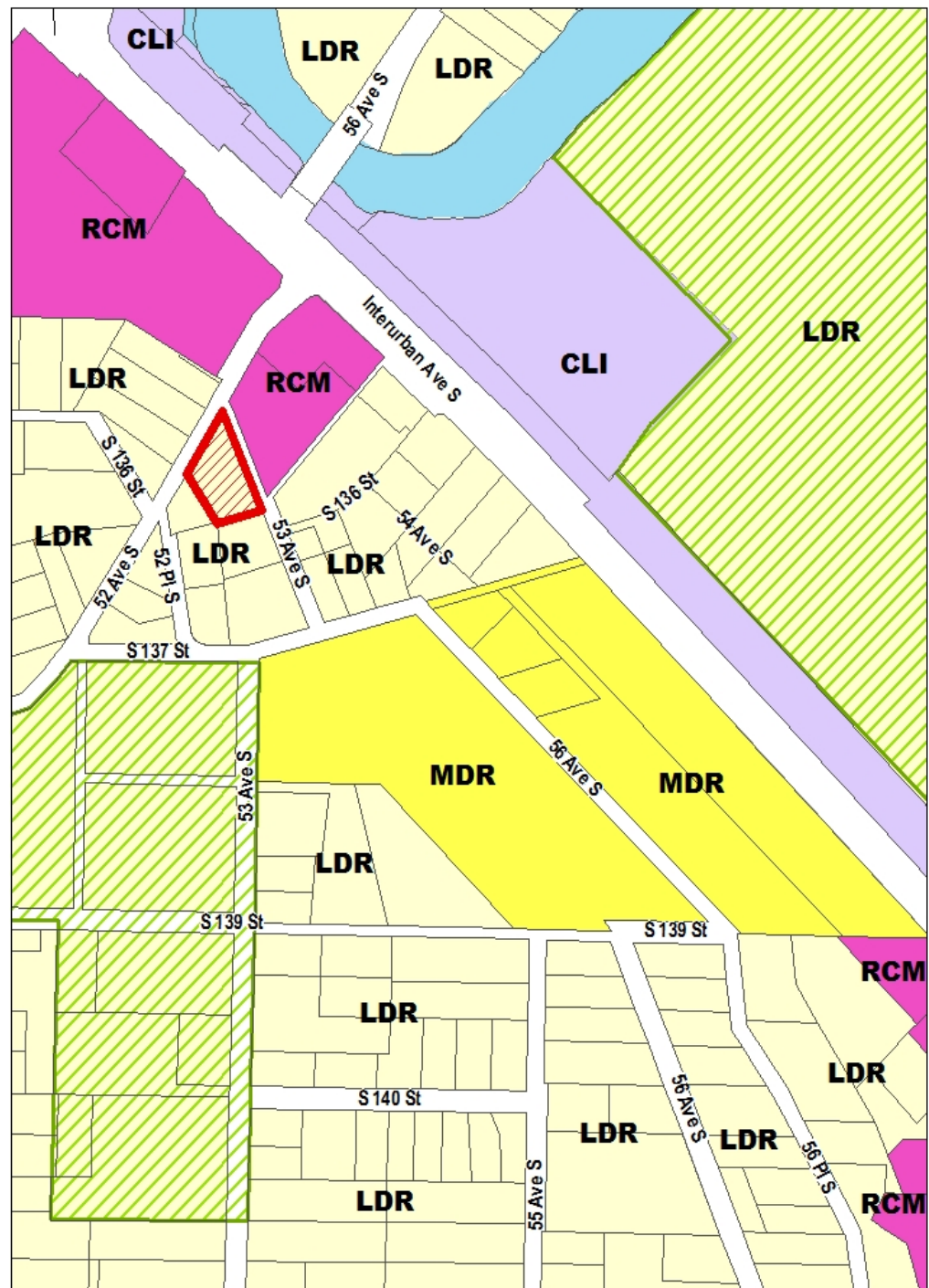
- Approve as is
- Modify the request, and approve
- Deny the request
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# Request

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- REQUEST: Rezone one vacant lot from Low Density Residential (LDR) to Regional Commercial Mixed Use (RCM)
- PRIMARY CHANGE: Allow expansion of commercial and mixed uses into single-family















52nd Ave S  
Tukwila, Washington  
Street View - Aug 2014



< | > Hide imagery













53rd Ave S  
Tukwila, Washington  
Street View - Aug 2015



52nd Pl S

Tukwila, Washington



Street View - Aug 2014



52nd Pl S

Tukwila, Washington



Street View - Aug 2014





# Public Comments

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- Residents expressed concerns about, scale of proposed building, intensive RCM uses, existing conditions:
  - Limited street improvements
  - Speeding/excess traffic
  - Lack of sidewalks
  - Parking problems
  - Water mains
  - Potential coal mine hazard





# Background

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- 1989 annexation--Professional Office zoning similar to King County
- 1995 Comprehensive Plan—Low Density Residential due to infrastructure/streets
- Use for parking for office building



# Building Massing

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# Building Mass

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# Comprehensive Plan

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- Inconsistent with Comprehensive Plan's highest priority – *Improve, sustain residential neighborhood quality and livability.*
- Disrupts single-family land use pattern
- No buffer between single-family and impacts of commercial/mixed use
- No need for additional RCM



# Impacts

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- Owner not tied to specific development
- Intensive RCM uses (automotive services, tavern, laundry etc.) next to single-family houses
- Bulk/mass of commercial/mixed use building vs houses
- Traffic, noise from construction and after built
- No changed circumstances justify change



# Staff Recommendation

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- Deny the request to change zoning and Comprehensive Plan from LDR to RCM



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# QUESTIONS?